

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY BBZ AMOUNT OF FEE \$399.00

RECEIPT # I 200206398

DATE HEARD: 12 / 12 / 02

BY CZAB # 5

CZAB5-7-02

**RECEIVED**  
DEC 30 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
DATE RECEIVED STAMP  
BY \_\_\_\_\_

\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County \_\_\_\_\_ must be made to the Department on or before the Deadline Date prescribed

RE: Hearing No. 02-255

Filed in the name of (Applicant) Genet Family Ltd. Partnerships No. 1 & No. 2

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property: South of theo. NW 186 Street & approx. 900' west of NW 87 Avenue

Application, or part of Application being Appealed (Explanation): Entire appealable application

Appellant (name): Genet Family Ltd. Partnerships No. 1 & No. 2

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The Community Council's decision to deny the application was not based on substantial competent evidence.

APPELLANT MUST SIGN THIS PAGE

Date: \_\_\_\_\_ day of \_\_\_\_\_, year \_\_\_\_\_

Signed \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

**REPRESENTATIVE'S AFFIDAVIT**

If you are filing as representative of an association or other entity, so indicate:

Genet Family Ltd. Partnerships No. 1 & 2  
Representing

Leila Batties  
Signature

Leila Batties, Esq.  
Print Name

One S.E. Third Avenue  
Address

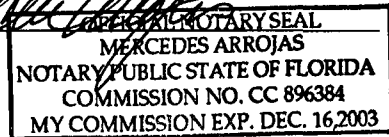
Miami FL 33131  
City State Zip

(305) 374-5600  
Telephone Number

Subscribed and Sworn to before me on the 30 day of December, year 2002

[Signature]  
Notary Public

(stamp/seal)



Commission expires:

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared \_\_\_\_\_  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of  
a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

- \_\_\_\_ 1. Participation at the hearing  
X 2. Original Applicant  
\_\_\_\_ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and  
that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

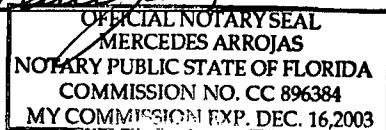
Leila Batties  
\_\_\_\_\_  
Appellant's signature

Leila Batties, Esq.  
\_\_\_\_\_  
Print Name

Sworn to and subscribed before me on the 30 day of December, year 2002.

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Mercedes Arrojas  
\_\_\_\_\_  
Notary  
(Stamp/Seal)



Commission Expires:

Sec. 9 Twp. 52 Rge. 40

Receipt # X

**ZONING HEARING APPLICATION  
MIAMI-DADE COUNTY**

ALL FOLIO NUMBERS ARE REQUIRED

30-2009-001-0010; -0020; -0030; -0040; -0050

*202-255*  
**RECEIVED**  
SEP 13 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

*PC*  
Date Received Stamp

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant Genet Family Limited Partnership No. 1, et al.
- a. if applicant is owner, give name exactly as recorded on deed.
  - b. if applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
  - c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address

c/o Dr. David Genet, 19080 N.E. 29th Avenue

City Aventura State FL Zip 33180

Tel. # (during working hours) (305) 933-8700 Other \_\_\_\_\_

2. Name of Property Owner Same as above

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Tel. # (during working hours) \_\_\_\_\_ Other \_\_\_\_\_

3. Contact Person Juan J. Mayol, Jr., Esq. / Leila Batties, Esq.

Mailing Address One SE Third Avenue, 28th Floor

City Miami State FL Zip 33131

Tel. # (during working hours) (305) 374-5600 Other (305) 374-5095

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

- a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. if metes and bounds description, provide complete description, (including section, township and range).
- c. submit 7 copies of a survey if property is odd-shaped (1" to 300' scale).
- d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.
- e. attach a separate, typed sheet if necessary. Verify the legal is correct.

See attached Exhibit "A"

5. Address or location of subject property: North of theoretical N.W. 181st Street, approximately 685.76 feet west of N.W. 87th Avenue

6. Size of property: \_\_\_\_\_ ft. X \_\_\_\_\_ ft. Acres 13.97±

7. Date subject property acquired ☐ or leased ☐ \_\_\_\_\_ day of 8, 1973

Term of lease \_\_\_\_\_ years/months

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property".)

**Yes, Tracts 6, 12, and 13, less I-75 right of way, "Florida Fruitland Company's Subdivision No. 1," in Section 9, Township 52 South, Range 40 East, as recorded in Plat Book 2 at Page 17.**

9. Is there an option to purchase ☒ or lease ☐ the subject property or property contiguous thereto?

☒ yes or ☐ no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.) **Century Prestige II, LLC**

10. Present zoning classification (s): **AU**

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

☒ District Boundary (Zone) Change(s):

Zone classifications requested **RU-3M**

- ☐ Special Exception to permit Site Plan Approval for \_\_\_\_\_
- ☐ Unusual Use \_\_\_\_\_
- ☐ Use Variance \_\_\_\_\_
- ☐ Non-use Variance \_\_\_\_\_
- ☐ Special Exception \_\_\_\_\_
- ☐ Modification of previous resolution/plan \_\_\_\_\_
- ☐ Modification of Declaration or Covenant \_\_\_\_\_

12. Has a public hearing been held on this property within the last year and a half? ☐ yes ☒ no

If yes, applicant's name \_\_\_\_\_

Date of hearing \_\_\_\_\_

Nature of hearing \_\_\_\_\_

Decision of hearing \_\_\_\_\_

Resolution # \_\_\_\_\_

13. Is this hearing being requested as a result of a violation notice? ☐ yes ☒ no

If yes, give name to whom violation notice was served \_\_\_\_\_

Nature of violation \_\_\_\_\_

14. Are there any existing structures on the property? ☐ yes ☒ no

If yes, briefly describe \_\_\_\_\_

15. Is there any existing use on the property? ☐ yes ☒ no

If yes, what is the use and when was it established? Use \_\_\_\_\_

Established \_\_\_\_\_

OWNER OR TENANT AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, depose and say that I am the  
☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing;  
that all the answers to the questions in this application, and all sketch data and other supplementary  
matter attached to and made a part of the application are honest and true to the best of my  
knowledge and belief. I understand this application must be complete and accurate before the  
application can be submitted and the hearing advertised.

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Notary Public

Commission Expires \_\_\_\_\_

CORPORATION AFFIDAVIT

We, \_\_\_\_\_, being first duly sworn, depose and say that we are the  
President Vice President, and Secretary Asst. Secretary of the aforesaid corporation,  
and as such, have been authorized by the corporation to file this application for public hearing; that  
all answers to the questions in said application and all sketches, data and other supplementary  
matter attached to and made a part of this application are honest and true to the best of our  
knowledge and belief; that said corporation is the owner tenant of the property described herein  
and which is the subject matter of the proposed hearing. We understand this application must be  
complete and accurate before the application can be submitted and the hearing advertised.

(Corp. Seal)

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
President's Signature

\_\_\_\_\_  
Secretary's Signature

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Commission Expires \_\_\_\_\_

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn, depose and say that we are the partners of the  
hereinafter named partnership, and as such, have been authorized to file this application for public  
hearing; that all answers to the questions in said application and all sketches, data and other  
supplementary matter attached to and made a part of this application are honest and true to the best  
of our knowledge and belief; that said partnership is the owner tenant of the property described  
herein and which is the subject matter of the proposed hearing. We understand this application  
must be complete and accurate before the application can be submitted and the hearing advertised.

By \_\_\_\_\_ %  
By \_\_\_\_\_ %

\_\_\_\_\_  
(Name of Partnership)  
By \_\_\_\_\_ %  
By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Commission Expires \_\_\_\_\_

ATTORNEY AFFIDAVIT

I, Leila Batties, being first duly sworn, depose and say that I am a State of Florida  
Attorney at Law, and I am the Attorney for the Owner of the property described and which is the  
subject matter of the proposed hearing; that all answers to the questions in this application, and all  
sketch data and other supplementary matter attached and made a part of this application are honest  
and true to the best of my knowledge and belief. I understand this application must be complete and  
accurate before the application can be submitted and the hearing advertised.

Sworn to and subscribed to before me  
this 27th day of August, 2004



Blanca E. Fernandez  
My Commission CC948697  
Expires June 26, 2004

Leila Batties  
Signature

Blanca E. Fernandez  
Notary Public  
Commission Expires 6/25/04

Date: \_\_\_\_\_

Public Hearing No.: \_\_\_\_\_

RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling.

I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

**Fees:** Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will not be eligible for a refund.

**Permit Requirements:** I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

**Residential construction within 2 miles of a Blasting Site:** Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.

Genet Family Limited Partnership No. 1  
Genet Family Limited Partnership No. 2

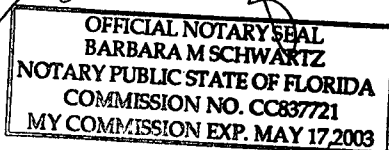
By: [Signature]  
(Signature)

David Genet  
(Print Name)

Notary: Sworn to and subscribed before me  
this 7 day of August, 2007

Notary Public - State of Florida  
My commission expires 5/17/03

Barbara M. Schwartz



OWNERSHIP AFFIDAVIT  
FOR  
PARTNERSHIP

STATE OF Florida

Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared David Genet, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is a partner in the Genet Family Limited Partnership No. 1 and the Genet Family Limited Partnership No. 2 partnerships, with the following address:  
19080 N.E. 29th Avenue, Aventura, FL 33180
2. The partnership is the fee simple owner of the property which is the subject of the proposed hearing.
3. The Subject property is legally described as: See Exhibit "A"
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

Teresa Pego  
Signature

TERESA PEGO  
Print Name

Alina Gonzalez  
Signature

Alina Gonzalez  
Print Name

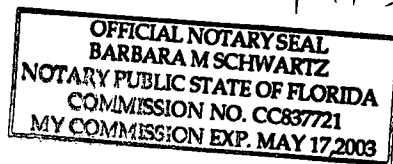
David Genet  
Affiant's signature (Partner)

David Genet  
Print Name

Sworn to and subscribed before me on the 7<sup>th</sup> day of August, 2002. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Barbara Schwartz  
Notary  
(Stamp/Seal)

Commission Expires: 5/17/03





**DISCLOSURE OF INTEREST\***

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**Century Prestige I, LLC**

CORPORATION NAME

NAME, ADDRESS AND OFFICEPercentage of Stock**Century Partners Group, Ltd.****7270 N.W. 12<sup>th</sup> Street, Suite 410****Miami, FL 33126****Century Enterprises Group, Inc.****its general partner**

RECEIVED  
MAR 7 2003

ZONING HEARINGS SECTION  
PLANNING AND ZONING DEPT.

FILE 202-255

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESSPercentage of Stock

**DISCLOSURE OF INTEREST\***

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**Century Partners Group, Ltd.**

CORPORATION NAME

NAME, ADDRESS AND OFFICE**See attached Exhibit "A"****7270 NW 12th Street, Suite 410****Miami, FL 33126**Percentage of Stock**See attached Exhibit "A"**

202-255  
**RECEIVED**  
 MAR 17 2003

ZONING HEARINGS SECTION  
 PLANNING AND ZONING

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESSPercentage of Stock


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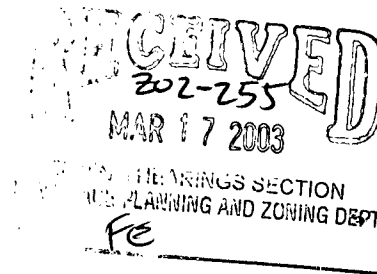
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**DISCLOSURE OF INTEREST\***

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**Century Enterprises Group, Inc.****CORPORATION NAME****NAME, ADDRESS AND OFFICE****Percentage of Stock****Sergio Pino****100%****7270 NW 12th Street, Suite 410****Miami, FL 33126**

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**TRUST NAME****NAME AND ADDRESS****Percentage of Stock**


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If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.


For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Leela Battista

(Applicant) Century Prestige I

*attorney for*

Sworn to and subscribed before me,  
this 17 day of March, 2003

Bianca E. Fernandez

(SEAL)

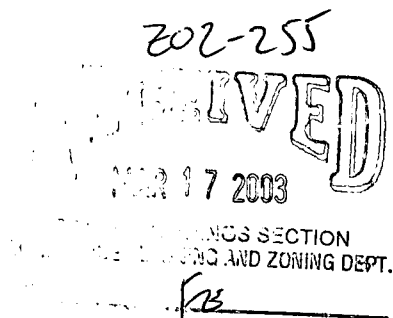
Notary Public, State of Florida at Large



Bianca E Fernandez  
★ My Commission CC948697  
Expires June 25, 2004

My Commission Expires: 6/25/04

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**Genet Family Limited Partnership No. 1**

**Genet Family Limited Partnership No. 2**

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<b><u>See attached Exhibit "A" and</u></b>	
<b><u>attached Exhibit "B"</u></b>	

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**Century Prestige II, LLC**

NAME

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
<b><u>See attached Exhibit "C"</u></b>	

Date of contract: July 18, 2002

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_

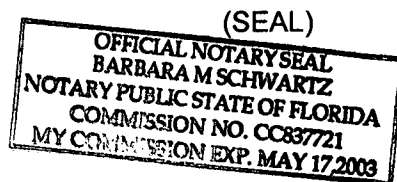
David Genet

(Applicant) Genet Family Limited Partenership No. 1  
Genet Family Limited Partnership No.2

Sworn to and subscribed before me,  
this 14 day of August 2002

Barbara Schwartz  
Notary Public, State of Florida at Large

My Commission Expires: 5/17/03



\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

**EXHIBIT "A"**  
**Century Partners Group, Ltd.**

**RECEIVED**  
 202-255  
 MAR 17 2003

**Name:**

ZONING HEARINGS SECTION  
 PLANNING AND ZONING DEPT.

FE

Century Enterprises	0.01%
Aderco Enterprises (A. Guerra)	7.19%
Aderco Enterprises - FBO Adrienne	0.42%
Aderco Enterprises - FBO Corinne	0.42%
Aderco Enterprises - FBO Eric	0.42%
Alarcon, Raul	0.00%
Alba, Sam	0.34%
Alba-Reilly, Keyla & Bill Reilly	0.36%
Alba-Reilly Investments.	0.11%
Angones, Frank	0.38%
Araya, Andy	0.00%
Barreto, Rodney	3.79%
Borroto, Luis & Dulce	0.29%
Brialan Corp, (Alberto & Vivian Guerra)	0.96%
Brialan - Alberto Guerra Irrevocable Children's Trust Agreement #1	0.46%
Brialan - Alberto Guerra Irrevocable Children's Trust Agreement #2	0.46%
Bustamante, Gabriel	0.35%
C.A.G. Devp. (J. Guerra.)	0.57%
Jorge Guerra, ITF Rosa Guerra	0.61%
Jorge Guerra, ITF Jorge Luis Guerra	0.19%
Jorge Guerra, ITF Daniel Guerra	0.19%
Jorge Guerra, ITF Vanessa Guerra	0.19%
Ivo & Gladys Guerra	0.00%
Cardel Investments (Delfin Pernas)	0.44%
Carro, Pepe	0.00%
Casas- Maria Casas Revocable Trust	0.40%
Castellon, Giraldo	0.19%
Central Fla. (Juan Herran)	0.46%
Central Fla - Juan J. Herran	0.06%
Chisholm, Robert	0.19%
Crescent Coast (E. Santana)	0.70%
Cruz, Javier	0.38%
D.L.D. Invest. ( R. Valdes)	1.97%
Garcia, Carlos	2.69%
Sasha & Natasha Andrade Trust	0.07%
Garcia, Jose Angel ITF	0.00%
Garcia, Alejandro Jose	0.10%
Garcia, Gillian	0.10%
Garcia, Karl Garcia Trust	1.67%
Garcia, Mercedes	0.64%
Garcia, Vivian	0.34%
Gestido, Tony	0.19%
Gil Devp.	0.38%
Gueiro Invest. (Emma Guerra)	0.10%
Gueiro - Emma M. Guerra Rev Trust	0.10%

RECEIVED  
MAR 17 2003

GRADING PLANNINGS SECTION  
PLANNING AND ZONING DEPT.

FE 202-255

Salgueiro & Salgueiro Enterprises	0.10%
Guerra Group (Jorge & Martha Guerra)	0.54%
Guerra Grp - Martha B. Guerra RevTrust	0.16%
Herran Fam. (E. Herran)	0.44%
Hex Invest. ( E. Herran & R. Cainzos)	0.23%
Herran, Tino	0.79%
Herran, Manuel & Nyria	1.89%
Herran-MAH, Trustte & NH, Trustee	0.81%
Heys Invest. (Jose Antoniiio Herran)	0.38%
Iglesias, Rolando	1.49%
Iglesias, Thomas	0.66%
Korge, Chris	3.85%
Korge Family Trust	0.36%
Lorenzo, Humberto	2.51%
Lozano, Diego	0.22%
Machado, Ceferino	2.51%
Machado, Katya	0.45%
Machado, Luis	0.95%
Manrara, Alberto	0.10%
Martinez, Charlie	0.93%
Martinez, Emilio F. & Mariana	0.38%
Martinez, Emilio J. & Ivelisse	0.00%
Martinez, Raul	0.00%
McClure, John	0.19%
Menedez, Juan & Piedad	0.00%
Menendez, Piedad Menendez Revocable Trust	0.48%
Menendez, Juan Carlos	0.22%
Millenia Corp. (Juan Delgado)	0.69%
Millenia Corp. - Millenia	0.76%
Moreno, Siegfred & Teresa	0.29%
Novoa, Roberto & Maria Herran	0.00%
Novoa - Orion Family Ltd. P'ship	0.76%
Nuñez, Javier	0.19%
Bichara, Blanca C. (Opus)	0.00%
Diaz, Jose & Elizabeth (Opus)	0.09%
Salman, Gudelia (Opus)	0.53%
Oyarzun, Ramon & Ana	0.00%
Pando, Domingo & Gladys	0.00%
Penin, Carlos	0.22%
Peninsula Mortgage (Eloy & Jorge)	0.00%
Perez, Alberto	1.91%
Perez, Luis	0.19%
Perez, Roman	0.44%
Pino, Carlos	0.38%
Pino Children	0.57%
Pino, Eugenio	0.83%
Pino, Mike	0.22%
Pino, Sergio	22.46%
Pino - IRA Account	0.57%
Prellezo, Steve	0.11%
Alonso, Manuel (f/k/a Professional Plumbing)	1.91%
R.A.R. Group (Ricardo Recio)	0.00%
Recio, Ricarod & Adma	0.00%
Rasco, Ramon	0.72%
Rayon, Leo	0.67%
Reininger, Steve	0.19%



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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

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Rosell, Jorge	0.00%
Ruiz, Zully	0.19%
Sanabria, Gonzalo	0.00%
Sanchez, Osmundo	0.24%
South Windows (Valdes & Arias)	0.24%
Tarafa, Carlos	0.10%
Vazquez, Osmara	0.36%
Vila, Jose	0.19%
<b>TOTAL FOUNDERS:</b>	<b>85.50%</b>

**Founders Options Exercised by/  
Given to Non-Founding Members -**

%:

Calleja, Angel	0.08%
Cancela, Jose	0.07%
Cancela, Rosie	0.05%
Cayon, Juan & Rebecca	0.06%
Bunkers IV, Ltd.	0.19%
Fernandez, Vincent & Irma	0.00%
Herran - Antolin G. Herran Revocable Trust	0.16%
Larrea Reizel,	0.09%
Larrea, Milton	0.12%

**TOTAL NON FOUNDING MEMBERS  
(Founders Prices)**

**0.82%**

%:

**Non Founders:**

* Aragon, Carlos	0.00%
Alvarez, Maria Teresa	0.48%
Arencibia, Rene & Lizbeth	0.19%
Benitez, Raul	0.05%
Benitez, Rolando	0.05%
Bermello, Ajamil & Partners, Inc.	0.00%
Betancourt, Jose R.	0.00%
Biltmar Financial, Inc.	0.57%
Bishop, David	0.03%
DKB Trade Concepts, (Bishop, David)	0.08%
Bucelo, Armando	1.29%
Carmona, Benny	0.06%
Clerici, Patrizio	0.20%
Cordero, Ana Diaz	0.07%
Cuervo, Jorge & Eva	0.06%
Cuervo, Leo	0.10%
de la Cruz, Alez	0.36%
De la Fuente, Emiliano	0.00%
Del Rio, Pedro	0.07%
Diaz, Jose F.	0.15%
Diaz, Roselia	0.35%
Dorsy, James	0.08%

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PLANNING AND ZONING SECTION  
PLANNING AND ZONING DEPT.

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Elsedo, Inc. (Martinez)	0.09%
Evergaldes Warehouses Corp.	1.42%
Fernandez, Jose M.	0.30%
Fernandez-Coipel, Jorge	0.29%
Melrose Devp. Corp.	0.00%
Gamma Construction	0.00%
Garcia-Carillo, Pedro & Maria	0.00%
Interlodge Fla., Inc. (Garcia-Sanchez, Gil)	0.03%
Interlodge Fla., Inc. (Garcia-Sanchez, J.)	0.03%
Goenaga, Bernardo	2.79%
5959 Realty, LP (Goldman)	0.14%
Guillen, Jose & Yolanda	0.10%
Herrera, Herminia	0.14%
Jimenez, Juan	0.00%
Kiskinis, John	0.07%
Llano, Cesar	0.04%
Henry Lopez-Aguilar	0.00%
Lopez, E. & J.	0.12%
Lopez, George	0.00%
Sapphire Invest. (de la Campa)	0.00%
Luaces, Teresa	0.14%
Marchant, Omar	0.10%
Mendoza, Luis	0.02%
Menendez, Manuel J. (Best Truss)	0.13%
Mikon Financial Services	0.23%
Falla, Greggorio & Elizabeth	0.08%
Millenia Corp. (Fernandez)	0.00%
Monzon, Domingo	0.07%
Morad, Vivian	0.08%
Navarro, Bernie	0.06%
Normann, Angel Diaz	0.15%
Papagio SA	0.00%
Pinon, Juan	0.07%
Placeres, *Antonio & Yolanda	0.17%
Prasertlum, Jirasak	0.08%
Quintero, Mario	0.09%
Rabell, Luis	0.06%
Refri-Parts, Inc. (Dedesma)	0.43%
Rieumont, Jose	0.00%
Robles, Jesus	0.00%
Universal Invest (Rodriguez Carpentry)	0.07%
Sanchez, Rafael	0.00%
Sanchez, Rey	0.04%
Siglo Inevst	0.13%
Sisser, Rick	0.00%
Soler, Jose (Re-Sol)	0.07%
Tohme, Ziad & Marleine	0.11%
Varela, Julio & Hilda	0.00%
Vento, Ovi Jr.	1.06%
Villaamil, Silda	0.02%
Village Devp. Corp. (Boschetti)	0.00%
BF Holdings, LLC	0.06%
Vinas, Robert & Zoe	0.19%
Vitran-Century	0.00%
Winterville	0.00%

Wood, Dennis	0.07%
Zilber, Martin	0.13%
<b>TOTAL NON-FOUNDERS:</b>	<b>13.68%</b>

<b>GRAND TOTAL:</b>	<b>100.00%</b>
<b>CUMULATIVE:</b>	

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**APPLICANT'S AFFIDAVIT**  
(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY     

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

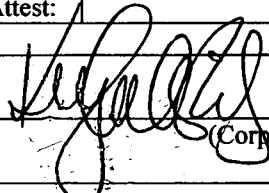

**OWNER OR TENANT AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

	(see notary below)	
Signature		Signature

**CORPORATION AFFIDAVIT**

(I)(WE), CENTURY PRESTIGE I, LLC, being first duly sworn, depose and say that (I am)(we are) the ☒ Manager ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest:		
		Authorized Signature
(Corp. Seal)		
		SERGIO PINO

**PARTNERSHIP AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

					(Name of Partnership)
By		%	By		%
By		%	By		%

**ATTORNEY AFFIDAVIT**

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

		Signature	
Sworn to and subscribed to be me this      day of      .		Notary Public:	
		Commission expires:	

LEGAL DESCRIPTION:

PARCEL "A"

A PORTION OF TRACTS 1 THROUGH 5 AND TRACT 16, INCLUSIVE, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1 " OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH , RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 02 DEGREES 38 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 9, FOR 1061.76 FEET LAST MENTIONED COURSE BEING COINCIDENT WITH THE EAST LINE OF SAID TRACTS 6 THROUGH 5, INCLUSIVE; THENCE SOUTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 254.81 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 5, FOR 886.44 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 433.65 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACTS 2 THROUGH 5, INCLUSIVE, OF THE SAID NORTHEAST 1/4 OF SECTION 9 FOR 1243.20 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 16 FOR 352.93 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 38 DEGREES 37 MINUTES 32 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 12 MINUTES 11 SECONDS FOR AN ARC DISTANCE OF 222.73 FEET TO A POINT ON SAID CIRCULAR CURVE; THENCE NORTH 89 DEGREES 37 MINUTES 11 SECONDS EAST FOR 585.10 FEET; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE RIGHT-OF-WAY LINE OF STATE ROAD 93 (I-75) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 87075-2402); THENCE SOUTH 02 DEGREES 38 MINUTES 18 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 885.77 FEET WEST OF THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 9, FOR 1342.15 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GROSS AREA 13.969 Ac

## EXHIBIT "A"

## DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership  
 Partnership Address: 19080 Northeast 29th Avenue  
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
1 Evelyn Genet	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140	Limited	Individual	16.3810%	16.3810%
2 Genet Family Holdings, Inc.		19080 Northeast 29th Avenue Aventura, Florida 33180	General	S-Corp.	1.0000%	
	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140		Individual		0.4900%
	S. Michael Genet	2945 Flamingo Drive Miami Beach, Florida 33140		Individual		0.1275%
	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162		Individual		0.1275%
	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021		Individual		0.1275%
	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180		Individual		0.1275%
3 Solomon B. Genet Trust	Solomon B. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
4 Anna V. Genet Trust	Anna V. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
5 Laura W. Genet Trust	Laura W. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
6 Megan R. Genet Trust	Megan R. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%

## EXHIBIT "A"

## DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership  
 Partnership Address: 19080 Northeast 29th Avenue  
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
7 Merin H. Genet Trust	Martin H. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
8 Sarah E. Genet Trust	Sarah E. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
9 Larry Genet Trust	Larry Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
10 Sam Genet Trust	Sam Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
11 Sarya Genet Trust	Sarya Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
12 Ariana Genet Trust	Ariana Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
13 Moshe B. Genet Trust	Moshe B. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
14 Aryeh M. Genet Trust	Aryeh M. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
15 Eliezer J. Genet Trust	Eliezer J. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
16 Noam F. Genet Trust	Noam F. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
17 Azriel M. Genet Trust	Azriel M. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	3.0000%	3.0000%

## EXHIBIT "A"

Page 3 of 3  
TOTAL

## DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership  
 Partnership Address: 19080 Northeast 29th Avenue  
 Aventura, Florida 33180

<u>Name of Partners</u>	<u>Name of Ultimate Ownership Interest</u>	<u>Address</u>	<u>Limited / General</u>	<u>Type</u>	<u>% Owner</u>	<u>Ultimate % Owner</u>
18 S. Michael Genet	S. Michael Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Individual	3.6875%	3.6875%
18 Sandor F. Genet	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Individual	3.6875%	3.6875%
20 Ben J. Genet	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Individual	3.6875%	3.6875%
21 David G. Genet	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Individual	3.6875%	3.6875%
Total					<u>100.0000%</u>	<u>100.0000%</u>



## EXHIBIT "B"

Genet Family Limited Partnership #2  
Ownership Interest as of 8/1/00Partnership Name:  
Partnership Address:Genet Family Limited Partnership #2  
4014 Chase Ave, Suite 214  
Miami Beach, Florida 33140

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	12/9/98 % Owner
1 Genet Family Holdings, Inc.		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	General	S-Corp.	1.0%
2 1999 E.M.B. Genet Family Trust dated 9/23/99		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	Limited	Trust	81%
3 Michael Genet	Michael Genet	3753 Prairie Avenue Miami Beach, Florida 33140	Limited	Individual	4.5%
4 Sandor Genet	Sandor Genet	17355 NE 1st Avenue North Miami Beach, Florida 33169	Limited	Individual	4.5%
5 Ben Genet	Ben Genet	3870 N. 40th Avenue Hollywood, Florida 33021	Limited	Individual	4.5%
6 David Genet	David Genet	4001 N. 41st Street Hollywood, Florida 33021	Limited	Individual	4.5%
TOTAL		19080 NE 29th Ave Aventura Fl. 33180			100.0%

EXHIBIT "C"

Century Prestige II, LLC., a Florida  
limited liability company  
is owned by:

50% By:  
CENTURY PARTNERS GROUP, LTD.,  
a Florida limited partnership, which is owned by:

CENTURY ENRTPRISES GROUP, INC., a Florida corporation, which  
Is owned 100% by Sergio Pino

50% By:  
PRESTIGE REALTY HOLDINGS, LLC,  
a Florida limited liability company, which is owned 50% by  
Martin J. Caparros, Jr., and 50% by Maurice Cayon